



## PENTHOUSE IN EL LIMONAR, EAST MALAGA

Calle Monte Miramar

# 1.220.000 €



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### The essentials

**Area:** 150 m<sup>2</sup>

**Bedrooms:** 4 beds

**Garage:** 1

**CEE:** En Trámite

**Category:** New Builds, Penthouse

**Lot size:** 117 m<sup>2</sup>

**Bathrooms:** 3 baths

**Storage room:** 1

**Status:** Brand New, Excellent

**ID property:** P459V

## Main features

**Features:** Air conditioning / Heating, Built in wardrobes, Community garden, Double glazed windows, Elevator, Furnished kitchen, Independent Kitchen, Kitchen equipped with appliances, Parking, Sea view, Solarium, Storage room, Terrace, Zona infantil

COMFORTABLE, ELEGANT, FUNCTIONAL AND MODERN PENTHOUSE WITH SOLARIUM, VIEWS TO THE BAY OF MÁLAGA AND MAGNIFICENT COMMON AREAS, LOCATED IN ONE OF THE MOST PRIVILEGED AREAS OF MÁLAGA, LIMONAR BAJO. Fortuny Hogares Únicos presents this bright, elegant and modern new-build penthouse, located in one of the most privileged areas of Malaga, El Limonar bajo, just 400 meters from La Caleta beach, the Balneario del Carmen area and Paseo Maritime of Pedregalejo surrounded by a quiet environment, next to the Parque del Morlaco and Gibralfaro pine forest, with all the surrounding services, health centres, pharmacies, supermarkets, schools, nurseries and the residential area of Parque Clavero and with excellent communication with the centre from the city of Malaga. The penthouse, facing south, consists of 150m2 built, including common areas, 114m2 of useful housing, two open terraces of 101m2 and a 50m2 solarium. The house is distributed in a spacious entrance hall with a built-in wardrobe and a comfortable and very bright living-dining room that blends with the outside thanks to its large windows that lead to the terrace with views of the Bay of Malaga and the sea. From here, you can access the solarium of the house through a staircase. A fully furnished independent kitchen, equipped with electrical appliances and a spacious laundry area, four comfortable and functional bedrooms in total; the master bedroom has a large dressing room, a full en-suite bathroom and access to one of the terraces with impressive views; three more bedrooms with built-in wardrobes and access to a terrace, a complete bathroom and a courtesy toilet that serve the rest of the rooms. The construction qualities and finishes of the house are excellent. We highlight a security door to access the house, an electronic entry phone with double thermal glazing, aluminium shutters with injected thermal insulation with electrical operation in the living room, laminate flooring in the living room and bedrooms, ceramic flooring in the kitchen, laundry room and bathrooms, home automation system, air conditioning and heating with interior distribution through ducts, fully fitted kitchen with wall and base units, worktop and integrated sink equipped with ceramic hob, extractor hood, oven, microwave, fridge-freezer, washing machine and dishwasher. For your comfort, the common areas of the property are excellent. They have large green areas with a solarium, an infinity pool for community use, a chill-out area and a children's playground with a play area with rubber paving for the entertainment of the little ones. The price of the house includes a parking space and a storage room. The second parking space is optional, from €40,000 + VAT. Comfort, elegance, functionality, exclusivity and luxury come together in this penthouse, where you can enjoy beautiful views from the terrace and rooms. This is a unique opportunity to get the home of your dreams. The information provided is indicative, is not binding and has no contractual value. Said information may have undergone modifications that have not yet been incorporated. For more information, do not hesitate to contact us. We will be delighted to assist you.

